

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Mr BRIAN WATERS
BWCP Architects
Gorshott
181 Petersham Road
London
TW10 7AW

Letter Printed 20 March 2024

FOR DECISION DATED
20 March 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 23/2401/FUL
Your ref: ROSELEIGH CLOSE, TW1 2JT
Our ref: DC/VAA/23/2401/FUL
Applicant: Mr Jacobus Lombard
Agent: Mr BRIAN WATERS

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **30 August 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Land At Junction Of Roseleigh Close And Cambridge Park Cambridge Park Twickenham

for

Proposed development of 3no. two-storey maisonettes. with accommodation into the roof and a partial basement level on land at Junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** subject to the reasons and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 23/2401/FUL

APPLICANT NAME

Mr Jacobus Lombard
63 Rivermeads Avenue
Twickenham
Middlesex
TW2 5JF
UK

AGENT NAME

Mr BRIAN WATERS
Gorshott
181 Petersham Road
London
TW10 7AW

SITE

Land At Junction Of Roseleigh Close And Cambridge Park Cambridge Park
Twickenham

PROPOSAL

Proposed development of 3no. two-storey maisonettes. with accommodation into the roof and a partial basement level on land at Junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0177414	Design/Loss of Openness
U0177415	Trees & Ecology
U0177416	Affordable housing

INFORMATIVES

U0090257	NPPF REFUSAL- Para. 38-42
U0090259	Decision drawing numbers ~~
U0090258	Viability reveiw

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0177414 Design/Loss of Openness

The proposed residential development, would by reason of its siting, scale, design, relationship with adjacent trees and direct loss of open space that forms an integral part of the Cambridge Park Estate, result in an unsympathetic and obtrusive form of development, deleterious to the well-established open and verdant nature of the site and spatial characteristics of the area. The application is contrary to the NPPF and in particular policies LP1, LP12, LP16 and LP39 of the Adopted Richmond Local Plan (2018), policies 15, 16, 28, 34 and 42 of the emerging Local Plan (Regulation 19 Version), Policies G1 and G4 of the Adopted London Plan (2021), and the East Twickenham Village Planning Guidance.

U0177415 Trees & Ecology

The proposed development, by reason of its siting, scale, design, and relationship with the close proximity of a line of mature horse Chestnut Trees, which form a cohesive group, and insufficient information on indirect impacts, is not considered reasonable or sustainable, would be deleterious to the ecological value of the site and is likely to result in significant pressure to prune or remove these trees entirely which are making a significant contribution to the environmental quality and amenity of the area, contrary to the NPPF and in particular Policies LP15 and LP16 of the Adopted Richmond Local Plan (2018), London Plan policies G6 and G7, and emerging policies 39 and 42 of the Publication Local Plan (Regulation 19 version).

U0177416 Affordable housing

In the absence of a binding obligation securing an appropriate financial contribution towards the provision of affordable housing within the borough, the proposal would be prejudicial to meeting the Council's affordable housing objectives contrary to policy LP36 of the Adopted Richmond Local Plan (2018), adopted Supplementary Planning Document: Affordable Housing and emerging policy 11 of the Publication Local Plan (Regulation 19 version).

DETAILED INFORMATIVES

U0090257 NPPF REFUSAL- Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The applicants did seek formal pre-application advice, however, the Council's recommendations for amendments were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was subsequently refused. The Council is ready to enter into discussions, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission. More information on the pre-application service and relevant fees can be found online at www.richmond.gov.uk/pre-application_for_developers.

U0090259 Decision drawing numbers ~~

For the avoidance of doubt the Drawing Nos to which this decision refers are as follows:-

Site Location Plan - 19.001_L1
Plan View within Existing Context 19.001_P6

Proposed Site Block Plan - 19.001_L2
Basement Plan 19.001_P1
First Floor Plan 19.001_P3
Loft Level Plan 19.001_P4
Roof Plan 19.001_P5
West and South Elevations 19.001_E1
East and North Elevations 19.001_E2
Typical Cross Section Elevation (Side) 19.001_S1
Elevated View from the South-west 19.001_3D1
Elevated View from the South-east Elevation (Side) 19.001_3D2
Elevated View from the North-east KB Elevation (Side) 19.001_3D3
Elevated View from the West 19.001_3D4
Elevated View from the North-west 19.001_3D5
Street Elevations 19.001_E3
Hard Landscaping Details 19.001_HL1_
Ecological and Landscape Detail 19.001_P2EL
Refuse Recycling Cycle and ASHP Details 19.001_RC1
SuDS and Water Storage Strategy 19.001_P2RS
Green Wall 19.001_GW1
Intensive Green Roof 19.001_GR1 (Submitted 30.08.2023).

Ground floor Plan 19.001_P2 received 13.03.2024

U0090258 Viability review

The applicant is advised to approach the LPA to undertake the necessary independent review of viability evidence (at cost to the applicant) at the time of any decision to lodge an appeal to the Secretary of State being made. The LPA does acknowledge the costs involved in undertaking this work and, at the applicants request, has not completed the viability review process prior to determination of this application. In the event that an appeal to the Secretary of State is made, this issue could be progressed and potentially resolved at that point and a review of your viability information undertaken at that time and in connection with the Appeal and a start date being confirmed.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
23/2401/FUL

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ